BOCK 34 40 774

Exhibit No. 2

OF REAL ESTATE AND IMPROVEMENTS IN FREDERICK COUNTY, MARYLAND

Under and by virtue of a power of sale contained in a certain mortgage from Viking Ventures, inc., a body corporate of the State of Maryland to Raiph L. Tabler and Dorothy J. Tabler, his wife, dated May 8, 1970 and recorded in Liber 824, Folio 194, one of the Land Records of Frederick County, SAVING AND EXCEPTING 22.254 acres of land, more or less as released by a Partial Release dated July 5, 1972 and recorded in Liber 882, Foilo 463, one of the aforesald Land Records, leaving 106.75 acres more of less, subject to the mortgage. Said mortgage being in default and having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at the Court House Door in Frederick, Maryland, on:

JULY 11, 1975, FRIDAY

AT 10:30 O'CLOCK A.M.

all the hereinafter described real estate together with no improvements thereon, described in said mortgage, to-wit:

BEING all those tracts or parts of tracts of land situate approximately one mile from the Town of Emmitsburg on or near the Public road leading to the reservoirs of the Emmitsburg Water Company, in the District of Emmitsburg, County of Frederick, State of Maryland, designated in No. 2359 Equity as "Shields Brick House Farm" and more particularly described as follows: BEGINNING at the end of 142 perches on the seventh line of a tract of land called "Carroleburg" and designated on said Plat by the letter "A" and running thence N. 63° E. 62 perches to a stake on an island In the creek S. 39-1/4° E. 70 perches to a stone at Joshua Motters fence, S. 57° W. 93-1/4 perches to a stake on the east side of the grave yard, N. 18-1/2° W. 5-3/4 perches to a stone pile on the north side of the grave yard, S. 61-1/2° W. 23-3/4 perches to a stake at the side of the road, N. 18-1/2° W. 31 perches to a stone pile on the lane to the house, S. 66° W. 65 perches to a stone pile at the side of the road, N. 20° 'W. 25 perches to a stake in the College Road, N. 24° W. 22 perches to a stake in the College Road, N. 18° W. 28 perches to a stake in the College Road N. 21-1/2° W. 15 perches to a stake in the College Road, N. 13-1/2° W. 48 perches to a stake in the College Road, N. 12-1/2° W. 32 perches to a stump on the fourth line of School House, N. 83-1/2° E. 9 perches to a stone below the road to the College, N. 9-1/2° E. 9-3/4 perches to a big stone by the side of tine Road to Emmitsburg, S. 79° E. 99 perches to a stake at Young's fence, S. 10° E. 70 perches to the beginning, containing 129 acres, 2 roods and 20 square perches of land, more or less.

BEING all and the same real estate as described and conveyed in a deed from Ralph L. Tabler and Dorothy J. Tabler, his wife, to Viking Venturers, inc., a body corporate of the State of Maryland, dated May 8, 1970 and recorded in liber 823, Folio 491, one of the aforesaid Land Records, SAVING AND EXCEPTING 22.254 acres of land, more or less, as released by a Partial Release dated July 5, 1972 and recorded in Liber 882, Folio 463, one of the aforesaid Land Records and shown on a plat which may be inspected at the

office of the Assignee and will be available on date of sale. The said 106.75 acros, more or less, being unimproved real estate fronting on Annandale Road and traversed by Scott Road in Emmitsburg Election District, Emmitsburg, Maryland.

TERMS OF SALE: A deposit of ten per cent (10%) of the purchase price will be required by the purchaser or purchasers on the date of sale (cash or check acceptable to Assignee), and the balance of said purchase price to be paid within five (5) days after ratification of sale thereof by the Circuit Court for Frederick County, Maryland.

Taxes and all other public charges to be adjusted to date of sale. All costs of conveyancing, including documentary stamps and transfer tax and deed to be at the expense of the purchaser or purchasers.

The 22.254 acres adjoining this parcel will be offered on the same date for sale at 11:00 A.M. at the Court House Door by virtue of another equity proceeding — see ad of James Nolan, Assignee.

FRANKLIN D. STILLRICH 150 West Patrick Street Frederick, Maryland 21701 Phone: 662-8114

RALPH L. GASTLEY, JR. Solicitor for Assignee 150 West Patrick Street Frederick, Maryland 21701

LBERT S. TABLER, JR., Auctioneer

ACKNOWLEDGMENT OF PURCHASE I/We, the undersigned, hereby acknowledge to have purchased from Franklin D. Stillrich, Assignee, the parcel of real estate, together with the improvements thereon, as described in the within advertisement of sale as appears on this page, at and for the sum of Dollars (\$9,000.00), and agree to fully comply with all of the terms and conditions of the sale as set forth in the said advertisement of sale. WITNESS my/our hands and seals this //. day of July, 1975. (SEAL)

(SEAL) Purchasers

Franklin D. Stillrich

Assignee

Albert S. Tabler, Jr., Auctioneer